

## **BUILDING DIVISION FEES** ([Res. 11-04, Effective 4/1/2011](#)), ([Res. 13-25, Effective 12/3/2013](#))

Section 8 can be found on ([Res. 05-14, Effective 7/1/05](#))

### **Section 1: Building (Structural) Permits - Residential and Commercial**

Minimum Building (Structural) permit fee..... \$ 85.00  
Building (Structural) Permits - Residential & Commercial - Valuation and Permit Fees shall be calculated per OAR 918-050-0100 based on the total valuation of all construction work. This work includes all finish work, painting, roofing, electrical, plumbing, HVAC, elevators, fire sprinklers, contractor's profit, and other permanent work or equipment. ICC publishes a Building Valuation Data Table or the applicant may submit a cost estimate. The greater of the two values shall be used.

- Permit Fee Schedule – Residential and Commercial (**based on the total valuation of all construction work**)
  - Less than \$4,000 ..... \$85.00 Minimum
  - \$4,001-\$25,000 ..... \$ 85.00 plus \$11.10 for each add'l \$1000 over \$4,000
  - \$25,001-\$50,000 ..... \$318.10 plus \$ 8.25 for each add'l \$1000 over \$25,000
  - \$50,001-\$100,000 ..... \$524.35 plus \$ 5.55 for each add'l \$1000 over \$50,000
  - \$100,001 and up..... \$801.85 plus \$ 4.65 for each add'l \$1000 over \$100,000

**Structural Plan Review Fees (Residential and Commercial)** .....65% of the permit fee

**Fire Life Safety Plan Review Fee (Commercial only)** .....40% of the permit fee

**State Surcharge Fee** ..... 12% of the permit fee

The State of Oregon charges a 12% surcharge on all Building, Mechanical, Plumbing and Electrical permits for the statewide building codes programs. There is no surcharge for plan review fees.

### **Section 2: Mechanical Permits - Residential and Commercial**

**Minimum Mechanical Permit Fee** ..... \$ 85.00

#### **Mechanical Permits – Residential: Heating / Cooling**

- Furnace ..... \$ 17.50
- Air Conditioner ..... \$ 17.50
- Heat Pump ..... \$ 17.50
- Duct Work ..... \$ 17.50
- Hydronic Piping System ..... \$ 17.50
- Boiler, Including vent..... \$ 17.50
- Gas Heaters, Unit In-Wall, In-Duct, Suspended, etc ..... \$ 17.50
- Flue for any of the above ..... \$ 17.50

#### **Other Fuel Appliances**

- Gas Water Heater ..... \$ 17.50
- Gas Fireplace..... \$ 25.00
- Flue for Water Heater or Gas Fireplace ..... \$ 17.50
- Gas Log, Log Lighter..... \$ 25.00
- Pool or Spa Heater, Kiln..... \$ 45.00
- Wood Stove, Pellet Stove ..... \$ 45.00
- Chimney, Liner, Flue, Vent, w/o Appliance ..... \$ 17.50
- Oil Tank, Gas or Diesel Generator..... \$ 25.00
- Range Hood, Other Kitchen Equipment..... \$ 7.50
- Clothes Dryer Exhaust ..... \$ 7.50

- Single-Duct Exhaust (bathrooms, toilet compartments, utility rooms) ..... \$ 7.50
- Attic, Crawlspace Fan ..... \$ 7.50
- Radon Mitigation System ..... \$17.50

#### **Fuel Piping and Distribution**

- First four (4) Gas Appliances ..... \$ 20.00
- Each additional Gas Outlet (Gas piping plan required with > 4 appliances) ..... \$ 1.50

**Mechanical Permits – Commercial –** Fees are per schedule below based on valuation of mechanical work.

#### **Permit fee Schedule** (Based on the total valuation of the mechanical work)

- Less than \$5,000 ..... \$85.00 minimum permit
- \$5,001 - \$10,000 ..... \$85.00 plus \$1.66 for each add'l \$100 over \$5,000
- \$10,001 - \$100,000 ..... \$168.00 plus \$10.20 for each add'l \$1000 over \$10,000
- \$100,001 and up ..... \$1,086.00 plus \$7.00 for each add'l \$1000 over \$100,000

**Mechanical Plan Review Fee (Commercial Only)** ..... 25% of Mechanical Fee

### **Section 3: Plumbing Permits - Residential and Commercial**

**Minimum Plumbing Permit Fee** ..... \$ 85.00

**Residential Plumbing Permits—New Dwellings:** (Includes first 100 ft. of water piping, sanitary and storm sewer lines.)

- Single Family Residential (1) Bath ..... \$ 629.00
- Single Family Residential (2) Bath ..... \$ 714.00
- Single Family Residential (3) Bath ..... \$ 790.00
- Each additional half bathroom, full bathroom, or kitchen ..... \$ 170.00

#### **Residential & Commercial Plumbing - Site Utilities:**

- Catch Basin or Area Drain ..... \$ 26.00
- Drywell, Leach Line, or Trench Drain ..... \$ 26.00
- Manufactured Home Utilities ..... \$104.00
- Manholes ..... \$ 26.00
- Rain Drain ..... \$ 26.00
- Sanitary Sewer (100 Linear ft.) ..... \$ 96.00
- Storm Sewer (100 Linear ft.) ..... \$ 96.00
- Water Service (100 linear ft.) ..... \$ 96.00

#### **Residential & Commercial - Fixture or Item:**

- Backflow ..... \$ 26.00
- Backwater Valve ..... \$ 26.00
- Clothes Washer ..... \$ 26.00
- Dishwasher ..... \$ 26.00
- Drinking Fountain ..... \$ 26.00
- Ejector, Sump ..... \$ 26.00
- Expansion Tank ..... \$ 26.00
- Fixture, Sewer Cap ..... \$ 26.00
- Floor Drain, Floor Sink, Hub Drain ..... \$ 26.00
- Garbage Disposal ..... \$ 26.00
- Hose Bibb ..... \$ 26.00
- Ice Maker ..... \$ 26.00
- Interceptor ..... \$ 26.00
- Primer ..... \$ 26.00
- Roof Drain (Commercial) ..... \$ 26.00

- Sink, Basin, Lavatory ..... \$ 26.00
- Tub, Shower, Shower Pan ..... \$ 26.00
- Urinal ..... \$ 26.00
- Water Closet ..... \$ 26.00
- Water Heater ..... \$ 26.00
- Interior Piping –waste or water per floor ..... \$ 26.00

**Fire sprinklers, Multi Purpose or Continuous Loop (Residential),** Use Plumbing Permit Application, includes Plan Review

- Less than 2,000 sq. ft. .... \$ 164.00
- 2,001 sq. ft. to 3,600 sq. ft. .... \$ 234.00
- 3,601 sq. ft. to 7,200 sq. ft. .... \$ 270.00
- 7,201 sq. ft. and up ..... \$ 304.00

**Rain Water Harvesting Fee Schedule** (based on valuation of work)

- Less than \$5,000 ..... \$100.00
- \$5,001 - \$10,000 ..... \$100.00 plus \$1.50 for each add'l \$100 over \$5,000
- \$10,001 - \$100,000 ..... \$175.00 plus \$10.20 for each add'l \$1000 over \$10,000
- \$100,001 and up ..... \$1093.00 plus \$7.00 for each add'l \$1000 over \$100,000

**Medical Gas Fee Schedule** (based on valuation of work)

- Less than \$5,000 ..... \$100.00
- \$5,001 - \$10,000 ..... \$100.00 plus \$1.50 for each add'l \$100 over \$5,000
- \$10,001 - \$100,000 ..... \$175.00 plus \$10.20 for each add'l \$1000 over \$10,000
- \$100,001 and up ..... \$1093.00 plus \$7.00 for each add'l \$1000 over \$100,000

**Plan Review Fee for complex structures only:** ..... 30% of Plumbing Permit Fee

## Section 4: Sewer Permit Fees

**Reversal of building drain without individual fixture connection** ..... \$ 40.00  
**Connection to each individual fixture** ..... \$ 26.00  
**Sewer Connection Permit** ..... \$ 42.00  
**Abandonment Permit** ..... \$ 30.00

## Section 5: Electrical Permit Fees

Electrical Permits, Fees and Inspections are issued and regulated through Clackamas County. The City of Happy Valley will process Residential Permits through Clackamas County at no additional charge. Commercial Permit Applications should be submitted directly to Clackamas County.

## Section 6: Grading Permit Fees<sup>2</sup>

**Grading Permit Fee Schedule** (Fees based on the number of cubic yards being removed or added to a site).

- 25 cubic yards or less ..... No permit required, no charge
- 25 to 100 cubic yards ..... \$85.00 Minimum Permit
- 101 to 1,000 cubic yards ..... \$67.50 plus \$31.50 for each add'l 100cys over 100cys
- 1,001 to 10,000 cubic yards ..... \$351.00 plus \$27.00 for each add'l 1000cys over 1000cys
- 10,001 to 100,000 cubic yards ..... \$594.00 plus \$121.50 for each add'l 10,000cys over 10,000cys

<sup>2</sup>Building Division Grading Permit Fees are applied to work not covered by a foundation permit for single-family attached and detached, duplex and triplex developments and grading activities not involving significant cuts and fills or structural construction as determined by the City Engineer and Building Official. All other developments are subject to Engineering Division Grading Permit plan review fees.

- 100,001 cubic yards or more ..... \$1687.50 for 100,000cys plus \$67.50 for each add'l 10,000cys

#### **Grading Plan Review Fee Schedule**

- 50 cubic yards or less ..... No charge
- 51 to 100 cubic yards ..... \$ 100.00
- 101 to 1,000 cubic yards ..... \$ 200.00
- 1,001 to 10,000 cubic yards ..... \$ 250.00
- 10,001 cubic yards or more ..... \$250.00 for the first 10,000cys + \$50.00 for each add'l 10,000cys

#### **Section 7: Erosion Control/Code Enforcement**

**Residential** ..... \$ 400.00 per single family attached and detached<sup>3</sup>, duplex and triplex development  
**Multi-Family, Commercial, Industrial and Institutional development** assigned fee on a per building basis

#### **Section 8: Plan Review Fees** ([Res. 05-14, Effective 7/1/05](#))

##### **Planning Division Plan Review Fee**

**Single-Family detached and attached, duplex and triplex development** ..... \$105.00

**Multi-Family, Commercial, Industrial and Institutional development** ..... 5% of Building Permit Fee

**Deferred Submittal Fee** (OAR 918-050-0170) ..... \$250 plus 10% of deferred item permit fee

**Phased Projects Plan Review Fee (OAR 918-050-0160)** ..... \$250 plus 10% of the total project permit fee  
 For plan review on each phase of a phased project, not to exceed \$1,500 for each phase.

**Third Party Plan Review Fee** ..... 10% of the permit fee (\$85.00 minimum)

**Energy Plan Review** ..... Actual plan review costs plus 10% administrative processing fee  
 Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements.

##### **Senate Bill 2003-711**

- 1&2 family homes with architect/engineer as certified plans examiner for plan review ..... \$ 275.00

#### **Section 9: Miscellaneous Permits and Fees**

##### **A. Appeals Fees – (per appeal)**

- One and Two- Family Dwellings ..... \$ 100.00
- All other occupancies ..... \$ 200.00

##### **B. Certificate of Occupancy**

- Final ..... No Charge
- Temporary - Commercial ..... \$ 170.00
- Temporary - Residential ..... \$ 85.00

##### **C. Consultation Fee** ..... \$ 150.00

For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). Limited to two City staff members.

##### **D. Demolition Permit** ..... \$ 110.00

<sup>3</sup>Multiple single-family attached structures are inspected and charged the fee per group of buildings.

- E. Fire sprinklers, Stand Alone Fire Suppression System (Residential), Use Building Permit Application**
- Less than 2,000 sq. ft..... \$ 164.00
  - 2,001 sq. ft. to 3,600 sq. ft ..... \$ 234.00
  - 3,601 sq. ft. to 7,200 sq. ft ..... \$ 270.00
  - 7,201 sq. ft. and up ..... \$ 304.00
- F. Inspection Fees**
- Minimum Inspection Fee ..... \$ 85.00
  - Re-Inspection Fee..... \$ 85.00
  - Inspections outside of normal working hours..... \$110.00 per hour (2 hr. minimum)
  - Inspection or Plan Review for which no fee is specifically indicated .....\$110.00 per hour
  - Permit Specialist & Administration .....\$ 69.00 per hour
- G. Manufactured Homes**
- All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder, and plumbing connections, and all cross-over connections.
- Installation Permit..... \$ 445.00
  - Earthquake-resistant bracing when installed separately ..... \$ 85.00
- H. Penalty for work commencing before permit issuance**..... investigation fee equal to the permit fee
- I. Permit Reinstatement Processing Fee**50% the amount required for a new permit or \$85.00 minimum  
This fee is for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work.
- J. Refunds**
- If a building permit has been issued and no work has been done under the permit, and provided the City receives a request in writing for a refund within 180 days, 75% of the building permit shall be refunded, less the \$60.00 refund processing fee. If the City receives a request for an extension in writing within the original 180 days, the permit may be renewed and the refund period extended for an additional 180 days.
- K. Seismic Site Hazard Report Review** ..... 1% of total structural fee